

JUSTIFICATION AND APPROVAL
FOR OTHER THAN FULL AND OPEN COMPETITION JUSTIFICATION

1. Contracting Activity: The requiring activity is Commander, Navy Installations Command (CNIC), Washington Navy Yard, DC. The contracting activity is Fleet & Industrial Supply Center San Diego. The point of contact is Ms. Claudia Aguzar, Contract Specialist, telephone: (619) 532-3171.

2. Description of the Action Being Approved: The Navy anticipates a six-month firm fixed price bridge contract to allow the current contractor, CEL & Associates, to provide mission essential data survey-system development, data collection, maintenance, and analysis in support of CNIC, Housing Directorate (HSG). In addition, these six-months will allow the Navy to properly transition the system. Six months will permit the current contractor to report surveying techniques, collect data, and update the database in anticipation of a fully competitive follow-on contract for a possible base year plus four option years.

3. Description of Supplies/Services

The proposed requirement is to acquire survey and analysis services for CNIC HSG. HSG provides life cycle program management support for all family, bachelor, and privatization housing requirements worldwide. It supports the management, acquisition, modernization, repair and replacement of approximately 65,000 family housing units, capacity for 74,000 bachelor personnel, and ancillary facilities throughout the Navy. Continuing efforts are required to support the necessary planning and decision processes to make the best possible use of scarce resources and provide the best possible service to military members and their families. Additionally, a portion of this data analysis is necessary to support other Navy contractual obligations. If these obligations are not met, we are jeopardizing the other contracts that may potentially be at default. Products consist of ongoing support, surveys, data collection, data base development and maintenance, analysis and reports, as required by Contract.

Contractor must begin working on 1 September 2010 to provide useable surveying tools, to collect adequate data, and to permit analysis in time for second quarter Calendar Year 2011 upgrades and/or changes to military family and bachelor quarters. The dollar amount is estimated to be: _____, Operation and Maintenance Funds (OM&N), FY 2010 will be used to cover services beginning 1 September 2010 and ending on 28 February 2011.

4. Statutory Authority Permitting Other Than Full and Open Competition - 10 U.S.C. 2304(c) (1) – Only one Responsible Source and No other Supplies or Services will satisfy agency requirements. Only CEL, the incumbent contractor can provide the support identified. CEL has no learning curve – and has access to all the tools necessary to accomplish the task beginning 1 September 2010 through 28 February 2010. At the end of this six-month period, CNIC will have a comprehensive competitive package, enhanced by CEL's deliverables, ready for transition. Any other contractor will have to "reinvent" the surveying tools and such costs would not be recoverable by competition. In addition, there are hard to quantify costs associated with lost productivity and military bachelor and military family quarter downtime that are likewise not recoverable through competition for this six-month bridge.

5. Rationale Justifying Use of Cited Statutory Authority

This action is a six (6) month bridge from contract number N0024405C0059 for highly specialized services provided by CEL & Associates, Inc. CEL & Associates, Inc provides strategic business support to CNIC N93 in data survey technologies, data and trend analysis to accomplish survey process. CEL & Associates, Inc has provided measurable results that enhance N93 business performance and help solve some critical housing challenges.

CEL & Associates, Inc. provided surveying services to the Navy since 2000. In addition, the Air Force, Marines, and all of our Private Partner Venture (PPV) Housing Partners utilize CEL as their surveyor. CNIC uses the results from CEL & Associates, Inc for trending and consistency among our partners and other services and to report to OSD for the Project Evaluation Plan (PEP) report that is reported to Congress biannually. CEL therefore provides the necessary expertise to do trend analysis and to document the results of that analysis. No other contractor can provide that trend analysis given the 1 September 2010 start date and the required time needed to complete the analysis.

CEL & Associates, Inc employees have the expertise and specific knowledge of CNIC culture, mission, and functions. A change in Contractors, with the attendant personnel disruptions, jeopardizes the ability to continue to provide consistent data and trending capabilities among our PPV partners and other services. Failure to continue these necessary services for the next six months would result in tangible decrement to military families and bachelors living in military housing.

Award to a source other than CEL & Associates, Inc will result in unacceptable risk to this Navy mission requirement. It would take approximately six months to train a new team to understand and coordinate a new survey process, retrain CNIC HQ, Region and Installation staff on the new surveying tool and methodology, and to revise all the PPV Partners business agreements. The continuity afforded through continued retention of CEL & Associates, Inc will allow CNIC N93 to continue to foster continued improvements within the housing facilities and services.

CNIC does not have all the data to support a full and open competition; however, after the completion of this effort, the follow-on contract will be competed on a full and open competition basis.

6. Description of Efforts Made to Solicit Offers from as Many Offerors as Practicable

No action was taken to obtain competition due to the duplication of cost and the additional resources that would be required to retrain CNIC HQ, Region and Installation staff on the new surveying tool and methodology, and to revise all the PPV Partners business agreements. At the end of six months, it is anticipated that surveying tools, processes, and data bases will be useable and more easily transitioned to a competitor; and, companies interested will have an opportunity to acquire qualified personnel and/or train current personnel to handle uniquely military housing issues.

7. Determination of Fair and Reasonable Cost.

The Contracting Officer has determined the anticipated cost to the Government of the supplies/services covered by this J&A will be fair and reasonable.

8. Actions to Remove Barriers to Future Competition.

See paragraph #6 above.

CERTIFICATIONS AND APPROVAL